128.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,600 / 786,600
					USE VALUE:	786,600 / 786,600
					ASSESSED:	786,600 / 786,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITCHELL THOMAS J III-ETAL	
Owner 2:	MITCHELL JEAN E	
Owner 3:		
Street 1:	26 WALNUT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,150 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Aluminum Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7150.000	279,000		507,600	786,600
Total Card	0.164	279,000		507,600	786,600
Total Parcel	0.164	279,000		507,600	786,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.27 | /Parcel: 397.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 83368

GIS Ref

GIS Ref

Insp Date 03/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0004-0001.0

!10056!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,000	0	7,150.	507,600	786,600	786,600	Year End Roll	12/18/2019
2019	101	FV	221,400	0	7,150.	475,900	697,300	697,300	Year End Roll	1/3/2019
2018	101	FV	221,400	0	7,150.	393,400	614,800	614,800	Year End Roll	12/20/2017
2017	101	FV	221,400	0	7,150.	361,700	583,100	583,100	Year End Roll	1/3/2017
2016	101	FV	221,400	0	7,150.	329,900	551,300	551,300	Year End	1/4/2016
2015	101	FV	208,500	0	7,150.	323,600	532,100	532,100	Year End Roll	12/11/2014
2014	101	FV	208,500	0	7,150.	300,800	509,300	509,300	Year End Roll	12/16/2013
2013	101	FV	208,500	0	7,150.	286,200	494,700	494,700		12/13/2012

PRINT

Date	Time
12/11/20	00:25:01

LAST REV

Date	Time
12/01/20	14:34:23

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10056

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11721-139		8/4/1969		1	No	No		N

USER DEFINED

Prior Id # 1:	83368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2018	1215	New Wind	7,692	C				
8/7/2009	675	Wood Dec	4,700					
10/13/1995	591	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	355	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
1/10/2000	Inspected	263	PATRIOT
11/29/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	80.	0.89	9									507,599						507,600	

Total AC/HA: 0.16414 | Total SF/SM: 7150 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 507,599 | Spl Credit | Total: 507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18030298
Const Adj.:	0.99980003
Adj $ / SQ:	153.409
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433260
Depreciation:	154241
Depreciated Total:	279020

COMMENTS

OF=TOILET FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

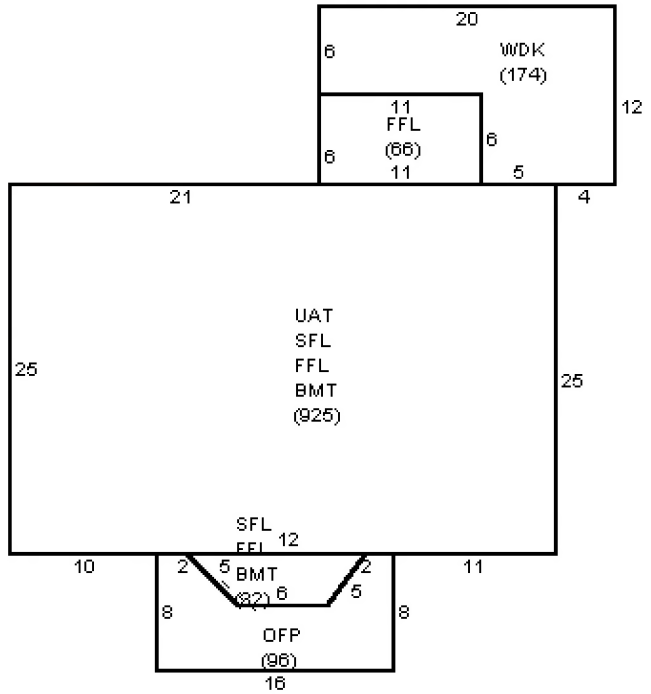
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.41
Special Features:	0	Val/Su Net:	81.15
Final Total:	279000	Val/Su SzAd	140.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,023	153.410	156,937
BMT	Basement	957	46.020	44,044
SFL	Second Floor	957	153.410	146,812
UAT	Upper Attic	231	61.360	14,190
WDK	Deck	174	11.740	2,044
OFP	Open Porch	96	33.680	3,233

Net Sketched Area:	3,438			Total:	367,260
Size Ad	1980	Gross Are	4132	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc